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ABSTRACT

A 1981 survey by the American Council on Education's Higher Education Panel of a stratified sample of colleges and universities looked at the condition of student housing. The survey provides a broad assessment of occupancy rates, extent of substandard housing, students' housing expenses, and off-campus rental housing conditions. The survey also asked about such financial aspects as operating costs, indebtedness, and replacement value. Among the highlights are these: two-thirds provided residential facilities in fall 1980; private institutions housed a larger proportion of full-time students than public institutions; occupancy rates were high at each institution type, and universities exceeded slightly the facilities' design capacity; 1 percent of students in institutionally controlled housing were in substandard quarters; the average monthly single student charge in fall 1980 was $108 at private institutions and $97 at public institutions, with charges for married students 60 and 54 percent higher, respectively; over 2,000 institutions with housing facilities spent $2.6 billion of current funds on such facilities in fiscal year 1981; and operations and maintenance expenditures amounted to $1.1 billion in fiscal year 1981, about two-fifths for utilities. (Author/MSE)

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AN ASSESSMENT OF COLLEGE STUDENT HOUSING AND PHYSICAL PLANT

Charles J. Andersen and Frank J. Atelsek

HE 015 686

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The Higher Education Panel is a survey research program established by the Council for the purpose of securing policy-related information quickly from representative samples of colleges and universities. *Higher Education Panel Reports* are designed to expedite communication of the Panel's survey findings to policy-makers in government, in the associations, and in educational institutions across the nation.

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An Assessment of College Student Housing and Physical Plant

Charles J. Andersen

Frank J. Atelsek

Higher Education Panel Reports

Number 55 October 1982

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HIGHLIGHTS

- Two-thirds (68 percent) of the nation's institutions of higher education provided residential facilities for students in fall 1980: 98 percent of the universities, 87 percent of the four-year colleges, and 36 percent of the two-year colleges.
- Private institutions placed a larger proportion (53 percent) of their full-time enrollment in college housing than did public institutions (32 percent). Comparable figures were 45 percent at four-year colleges, 33 percent at universities, and 32 percent at two-year colleges.
- Occupancy rates for student housing were high at each type of institution. At universities, occupants exceeded slightly the design capacity of the facilities (101 percent) whereas at two- and four-year colleges, the occupancy rate was 95 percent.
- One percent of the students who lived in institutionally controlled housing were in "substandard" quarters.
- In the fall of 1980, the average monthly charge for single students in institutionally-owned housing was $108 at private institutions and $97 at public institutions. Monthly charges for married students were 60 and 54 percent higher, respectively.
- The more than than 2,000 institutions with student housing facilities spent $2.6 billion of their current funds on such facilities in fiscal year 1981. Fifty-nine percent of the total was spent by public institutions.
- Operations and maintenance expenditures for institutionally owned student housing amounted to $1.1 billion in fiscal year 1981. About two-fifths of that was for utilities.

- Replacement value of the entire physical plant at institutions with student housing was over $125 billion in 1981. One quarter of that amount was attributed to student housing.
- About half of the institutions with student housing reported having renewal and replacement funds for such facilities totaling $450 million in fiscal year 1981.
- High cost, an insufficient supply, and poor transportation conditions were the most frequently cited problem conditions relating to off-campus rental housing.
- The highest priority for student housing facilities at four out of ten institutions is the rehabilitation of existing buildings. Construction of new student housing facilities has the greatest priority at only two out of ten institutions.

Introduction

This survey was sponsored by the Department of Education as a means of gathering specific data that could be used to examine the condition of student housing on U.S. campuses. It provides a broad assessment of college student housing in terms of occupancy rates, extent of substandard housing, housing expenses to the student, and off-campus rental housing conditions. The survey also asked about financial aspects of student housing including operating costs, indebtedness, and replacement value of the present housing plant.

Methods Summary

The Higher Education Panel is a continuing survey research program created in '971 by the American Council on Education to conduct specialized surveys on topics of current policy interest both to the higher education community and to government agencies.

The Panel is a stratified sample of 760 colleges and universities drawn from the population of more than 3,000 institutions listed in the National Center for Education Statistics' (NCES) Education Directory, Colleges and Universities. All institutions in the population are grouped according to the Panel's stratification design, which is based on three factors: institution type (whether a school is a university, four-year college, or two-year college), control or governance (whether it is public or private), and size (as measured by full-time equivalent enrollment). For any given survey, either the entire Panel or an appropriate subgroup is used.

The survey instrument was mailed in September 1981 to all Panel institutions. Delays in response were encountered because many institutions were not able to provide the requested financial data by the original due date.

All institutions that had not responded prior to mid-December were telephoned to determine whether or not they had student housing. A total of 231 Panel institutions had no student housing. Of the Panel institutions with housing (529), questionnaires were returned by 407 or 77 percent.

Data from responding institutions were statistically adjusted to provide a national estimate for institutions with student housing (2,075). Institutional weights were created for each stratification cell (as shown in appendix B) by computing the ratio of institutions in the population to the number of Panel institutions that responded.

The relatively limited number of two-year institutions that had student housing (36 percent) and the lower than average response rate from those that did (62 percent) require that data relating to that sector be used with caution.

Appendix B contains more detailed technical notes about (1) the stratification and weighting design used to produce the national estimates in this report; (2) a comparison of selected institutional characteristics among respondents and nonrespondents; and (3) a tabular presentation and discussion of the confidence intervals for estimates derived from the survey.

Findings

Of the more than 3,000 higher education institutions covered in this survey, over two-thirds (68 percent) provided housing for their students. This included 98 percent of the universities, 87 percent of the four-year colleges, but only 36 percent of the two-year colleges.

Total occupancy of student housing was estimated at 2.4 million individuals, the equivalent of one-third of the nation's full-time enrollment in the fall of 1980. At universities and four-year colleges the proportion was two-fifths (41 percent) and at two-year colleges it was one-eighth (12 percent). The paucity of student housing among two-year colleges reflects their primary service to residents of communities within the college locale.

For the remainder of this report, the data refer to only the 2,075 institutions that have student housing.

Applications and Placements

In fall 1980, full-time enrollments were about 5.9 million students at the higher education institutions with housing. Applications for housing totaled 2.7 million, and 2.3 million students were placed[1] in institutionally controlled housing. These figures represent 46 and 39 percent, respectively, of the full-time enrollment. Placements included 860,000 students at the 183 universities, 1.3 million at the 1,480 four-year colleges, and a relatively small number (158,000) at the 411 two-year colleges that provide housing.

1. A difference of nearly 100,000 exists between the estimates of the number of students "placed in housing" and the actual occupancy of the housing facilities. The precise reason for this difference was not determined, but the contributing elements include the fact that spouses and resident dormitory supervisors were included as occupants but not always as "students placed." Furthermore, some institutions may "place" a student only once--at the beginning of his/her four-year attendance at the institution--whereas other institutions place a student at the beginning of each year of attendance.

Figure 1

Applicants for Student Housing and Placements
as a Percentage of Full-time Enrollment
by Control of Institution, Fall 1980

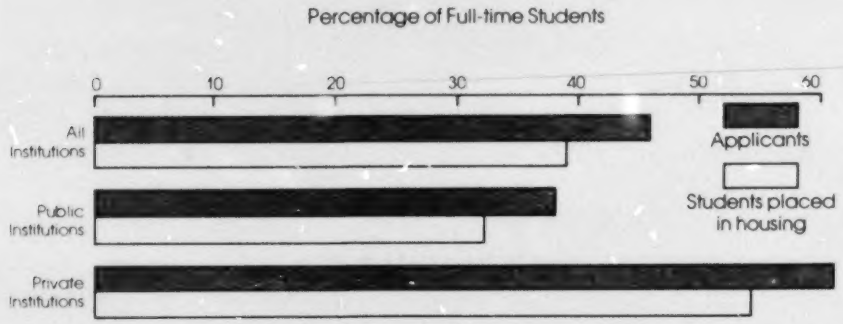


Figure 1 and table A show how student housing was apportioned among public and private universities, four-year colleges, and two-year colleges.

The average number of students placed in housing per institution was substantially greater at public than at private institutions (nearly twice as great at universities and two and two-thirds times greater at four-year colleges). However, the proportion of the full-time student body in institu-

Table A

Students Placed in Student Housing

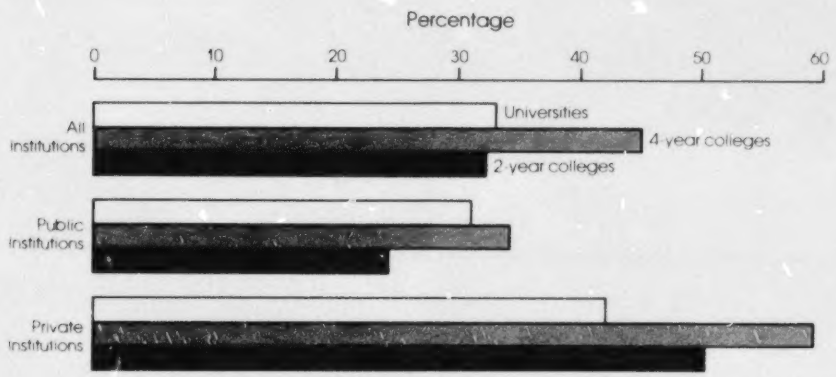
Type of Institution	Institutions with Housing	Number of Students Placed (000's)	Average per Institution	As a Percentage of Full-time Enrollment
Public				
Universities	110	626	5,700	31
Four-year colleges	341	546	1,600	34
Two-year colleges	206	82	400	24
Private				
Universities	73	234	3,200	42
Four-year colleges	1,139	722	600	59
Two-year colleges	205	77	400	50

tionally controlled housing was higher among private institutions (53 vs. 32 percent).

The small number of students housed at two-year colleges and of respondents from the two-year college sector strongly suggests that the weighted estimates in this report pertaining to those institutions be used with caution.

Figure 2

Percentage of Full-time Students
in Institutionally Controlled Student Housing,
Fall 1980



Capacity and Occupancy Levels

Three important areas of inquiry in this survey were to ascertain: (1) the number of individuals the available housing was designed to accommodate; (2) the number of students actually housed in fall 1980; and (3) the number of students living in substandard housing.[2]

2. Substandard housing was defined as housing that can be documented as meeting one or more of the following conditions:

a. Structurally unsafe (ceilings, floors, etc. need repair)
b. Insufficient hot and cold running water
c. No usable flush toilets
d. No operational bathtub or shower
e. Unit considered unsafe by fire inspection report
f. Unit considered below standard by health inspection report.

Overall, the design capacity of all institutionally controlled housing covered by the survey was 2.45 million students. Total occupancy reached 2.38 million students or 97 percent of capacity. There were several deviations from this overall norm among different types of institutions, as shown in table B.

Table B

Occupancy of Student Housing Facilities

Control and Type of Institution	Total Occupancy (000's)	As a Percentage of Design Capacity
All institutions		
Universities	918	101
Four-year colleges	1,294	95
Two-year colleges	168	95
Public institutions		
Universities	676	101
Four-year colleges	559	97
Two-year colleges	91	95
Private institutions		
Universities	242	101
Four-year colleges	734	94
Two-year colleges	77	94

In general, occupancy levels at both public and private universities tended to be slightly above design capacity, while at four-year and two-year colleges occupancy was somewhat below capacity, with private colleges showing a slightly lower rate than public four- and two-year colleges.

Overall, respondents judged that one percent of the occupants were housed in substandard facilities. Universities reported the least substandard housing occupancy rate (.5 percent) and four-year colleges, the most (1.4 percent).

The proportion of students in housing leased rather than owned by the institutions was very small--two percent nationally. Public institutions reported 1 percent and the private sector, 3 percent.

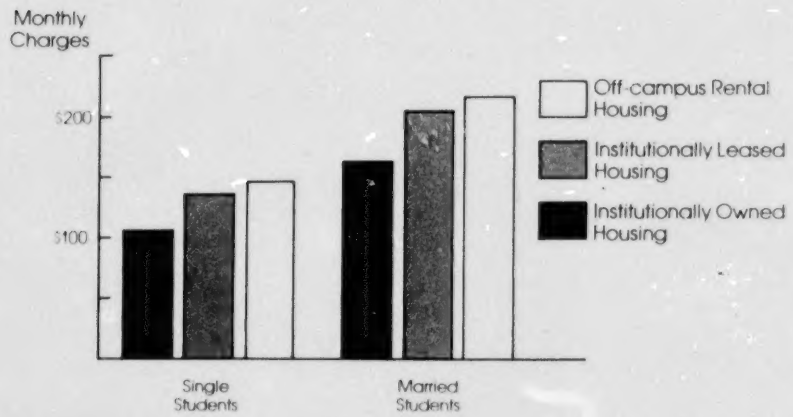
Monthly Housing Charges

Survey respondents were asked to estimate average monthly charges for students placed in housing in fall 1980. Institutions using a comprehensive fee that combines room and board were asked to exclude board charges and report only that portion of the fee attributable to student housing.

As shown in figure 3, average monthly charges were lowest for housing owned by the institution and highest for off-campus rentals. These differences applied to both single and married student housing although, as expected, the

Figure 3

Monthly Charges for Student Housing
by Housing Type, All Institutions
Fall 1980

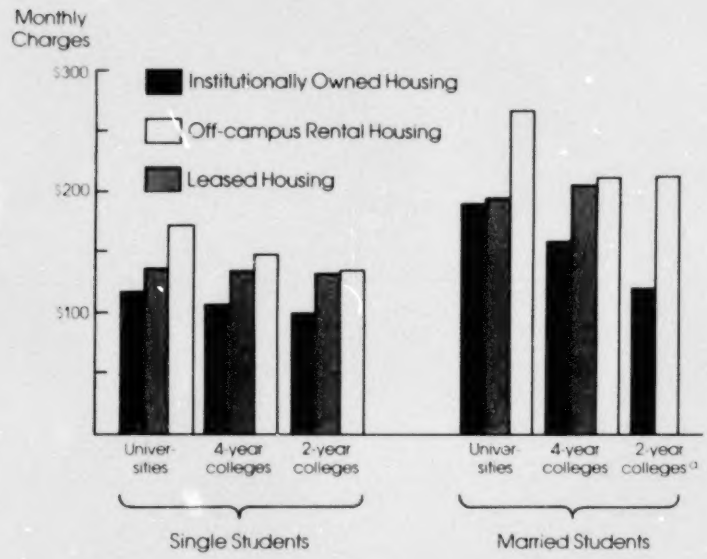


housing charges for married students were consistently higher than for single students. In housing owned by the institutions, for example, monthly charges averaged $104 for single students and $162 for married students.

Differences in monthly charges were also apparent among types of institution (figure 4). For both single and married students, average costs for

Figure 4

Monthly Charges for Student Housing
by Institution and Housing Type
Fall 1980



[1] All 2-year colleges reported no leased housing for married students.

institutionally owned housing were highest in university settings and somewhat lower at four-year and two-year colleges. This pattern of differences occurred in off-campus rental housing also.

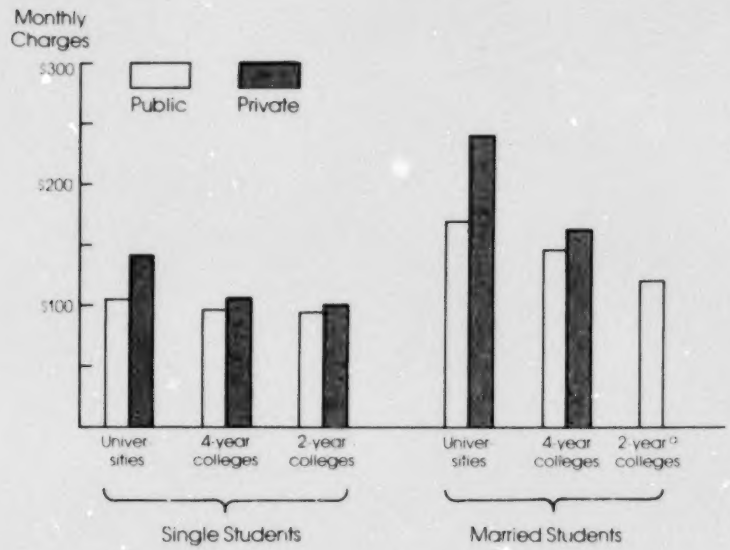
Figure 5 shows how average housing charges varied among public and private institutions. In each comparison depicted, charges were higher at private institutions for both single and married students and at each type of institution.

Expenditures for Student Housing

From the institution's perspective, the effort to house students requires large capital outlays and substantial annual expenses. To determine the extent

Figure 5

Monthly Charges for Institutionally Owned Student Housing by Occupants' Marital Status and Institution Type and Control Fall 1980



a. Estimates are not shown because of the small number of private institutions in this cell and their low response rate to this item.

of the resources used, the survey included several questions about institutional expenditures and estimates of physical plant values.[3]

Estimates from the present survey indicate that total current fund expenditures for the nearly 2,100 institutions with housing amounted to over $53 billion in fiscal year 1981. The portion spent on student housing was approximately $2.6 billion, or nearly 5 percent. That percentage varies somewhat by control or type of institution. The range, however, is quite small as shown in table C.

These differences reinforce the findings noted above--that the percentage of students housed was larger at private institutions than at public.

3. Questions about financial data showed substantial nonresponse, suggesting that for some institutional categories--notably the two-year sector--the data should be approached with caution. Consequently, most of the financial data are analyzed here by control of institution and for universities and four-year colleges only.

Table C

Student Housing Expenditure Percentages,
Fiscal Year 1981

Control and Type of Institution	Percentage of Current Funds Expenditures
All institutions	4.8
Public institutions	4.7
Private institutions	5.0
Universities	4.0
Four-year colleges	5.9

Therefore, private institutions can reasonably be expected to have spent a larger share of their current funds on student housing.

The considerable difference between the percentages for the universities and the four-year colleges may be explained in part by two conditions. First, four-year institutions housed a larger proportion of their full-time students than did the universities (see table A), so they can be expected to have devoted a larger share of their resources to that activity. Second, the expenditures for research at the universities is proportionately much greater than at four-year colleges, thereby enlarging the current fund expenditures base from which the housing percentages were calculated and reducing the latter's share of the whole.

When the $2.6 billion for student housing is divided by the 2.4 million occupants, the average expenditure per occupant comes to nearly $1,100. Again, that figure varies according to type and control of institution, as shown in table D.

Operations and Maintenance. The operation and maintenance of student housing cost more than a billion dollars in fiscal year 1981, or just over two-fifths of such expenditures for the entire physical plant. Nearly half a

Table D

Student Housing Expenditures,
Fiscal Year 1981

Control and Type of Institution	Total (in millions)	Per Occupant
All institutions	$2,566	$1,078
Public institutions	1,517	1,143
Private institutions	1,049	996
Universities	1,182	1,287
Four-year colleges	1,248	964

billion dollars ($473 million) was spent for the utilities that serviced student housing.

Table E shows the expenditures for utilities on both an aggregate and a per student basis by type and control of institution. Per occupant expenditures for this item do not vary greatly, whether viewed by control where the difference is only $31, or by type, where the difference is only slightly more--$36. The variation that does appear may depend on the geographic location of the institutions and the type of fuel they use. These factors were not addressed in the survey.

Table E

Utilities Expenditures for Student Housing,
Fiscal Year 1981

Control and Type of Institution	Total (in millions)	Per Occupant
All institutions	$473	$199
Public institutions	254	185
Private institutions	228	216
Universities	206	224
Four-year colleges	244	188

Value and Indebtedness of Student Housing Facilities

The book value of student housing is estimated to be $12.6 billion. This represents about one-quarter of the book value of the entire physical plant at those institutions that have student housing.

A related statistic is the estimated replacement value for these buildings. That figure is more than twice as great as the book value, amounting to $31 billion for student housing plant. Again, that figure is one-quarter of the total physical plant replacement value.

Public institutions reported that nearly one-fourth (23 percent) of their physical plants' replacement value was attributable to student housing, whereas private institutions reported a somewhat higher figure of 27 percent.

Universities reported about two of every ten dollars of their physical plant attributable to student housing, and four-year colleges reported nearly three of every ten. The broader range of facilities at universities are likely to be the reason for the difference. For example, the heavy investment in research facilities found at universities enlarges the value of the physical plant base from which the student housing plant figures are calculated.

Dividing the replacement value by the number of occupants of institutionally owned student housing produces an estimate of the replacement value per occupant. Table F shows that figure for all institutions to be $13,300. For public institutions it is slightly higher, and for universities it is over $1,000 higher than for four-year colleges.

About half of all institutions with student housing reported setting aside renewal and replacement funds for such housing. Table G shows that a higher than average proportion of public institutions and of universities set aside such funds. The lower percentage in the private sector may reflect both the deferred maintenance stance adopted by institutions in tight financial

Table F

Estimated Replacement Value of Student Housing

Control and Type of Institution	Total (in millions)	Per Occupant
All institutions	$31,041	$13,320
Public institutions	17,542	13,431
Private institutions	13,499	13,179
Universities	12,834	14,236
Four-year colleges	16,728	13,142

Note: Data are as of the end of fiscal year 1981.

circumstances and the traditional practice of relying on major donors or special fund-raising drives to replace and renew campus structures.

The total amount set aside for these purposes as of the end of fiscal year 1981 was $450 million, or $413 per occupant. Universities and public institutions show higher than average per occupant amounts set aside; four-year colleges and private institutions show lower than average figures.

Response to the questionnaire item concerning physical plant indebtedness was poorer than the response to any other item. Furthermore, a number of large public institutions indicated that these data were handled by the state or at

Table G

Renewal and Replacement Funds for Student Housing

Control and Type of Institution	Institutions with Funds		Funds per Occupant
	Number	Percentage	
All institutions	1,019	49	$413
Public institutions	383	58	433
Private institutions	636	45	383
Universities	117	64	436
Four-year colleges	728	49	377

Note: Financial data are as of the end of fiscal year 1981.

the system level so that the individual institution could not respond meaningfully. Therefore, the data related to this question should be considered as indicative of general magnitudes rather than of actual indebtedness.

Table H shows that colleges and universities with student housing facilities owed a total of $13.7 billion at the beginning of fiscal year 1981. Of this, $6.5 billion, or nearly half, was for student housing facilities. Estimates for public institutions' debt for student housing was $3.9 billion, or just over half of their total debt. The estimate for the private sector was somewhat lower at $2.7 billion, or considerably less than half of its total debt. The relationship between the two percentages (51 vs. 43) seems appropriate inasmuch as in the public sector, capital costs for academic structures are frequently appropriated by institutions' sponsoring governments, whereas in the private sector, institutions may borrow more frequently for academic facilities.

Table H

Physical Plant Indebtedness of Institutions with Student Housing

Control of Institution	Total Physical Plant (in millions)	Student Housing Plant	
		Amount (in millions)	Percent of Total
All institutions	$13,706	$6,527	48
Public institutions	7,534	3,862	51
Private institutions	6,173	2,665	43

Note: Data are as of the beginning of fiscal year 1981.

Overall, payments made during the fiscal year on the principal amounted to $661 million for all physical plant debt and $232 million on the amount owed for student housing. Table I shows these figures for public and private institutions, and the percent that they represent of the principal outstanding at the beginning of the year. The debt reduction for student housing tends to be

at a lesser rate than for the total physical plant. This may result from a longer pay-back period or the existence of other, more advantageous terms resulting from the federal student housing loan program. The present survey did not address that question.

Table I

Amount Paid on Indebtedness during Fiscal Year 1981

Control of Institution and Type of Debt	Amount (in millions)	As a Percentage of Indebtedness
All institutions		
Total physical plant	$661	4.8
Student housing	232	3.6
Public institutions		
Total physical plant	344	4.6
Student housing	138	3.6
Private institutions		
Total physical plant	317	5.1
Student housing	94	3.5

Note: Indebtedness figures used for percentage calculations are as of the beginning of fiscal year 1981.

Off-campus Housing

The survey also provided a general assessment of conditions associated with the off-campus housing available to students. Respondents were asked whether off-campus housing could be characterized by any of the following: substandard conditions, unsafe neighborhoods, undersupply, distance from campus, poor transportation conditions, or high cost. In all institutional settings, high cost was the most frequently cited drawback to off-campus housing. Almost half of the university respondents mentioned that convenient and acceptable housing simply costs too much.

This opinion was echoed by 44 percent of the two-year college respondents and 35 percent of the four-year college respondents. Overall, a substantial

proportion of the institutions also cited the relative scarcity of off-campus housing, and poor transportation between their campuses and the off-campus housing (30 percent and 27 percent, respectively).

Table J

Percentage of Institutions Reporting Selected Off-campus Rental Housing Conditions

Conditions Affecting Off-campus Rental Housing	All Institutions	Univer-sities	Four-year Colleges	Two-year Colleges
Not affordable	38	49	35	44
Not enough	30	37	28	31
Poor transportation conditions	27	22	28	25
In substandard condition	4	7	4	4
In generally unsafe areas	4	11	4	0
Over 20 miles from campus	2	1	3	0

Note: Multiple responses were permitted.

What, if anything, were institutions doing about this lack of reasonable, accessible off-campus housing? In response to a question about whether or not they placed or attempted to place students in off-campus rental housing, one-fifth of the institutions said they did not. About one out of eight indicated that it had systematic procedures for such placement and two-thirds indicated that they helped students informally by posting openings on bulletin boards, announcements, etc.

Universities had the highest proportion (29 percent) of placement activity--about three times more than the four-year colleges. A slightly larger percentage of the institutions in the public sector reported a formal placement procedure--16 percent, compared with 12 percent in the private sector (table K and figure 6).

At the other extreme, just over ten percent of the universities, one-fifth of the four-year colleges, and slightly more than one-quarter of the two-year colleges reported no placement assistance at all. Thus, in general,

Table K

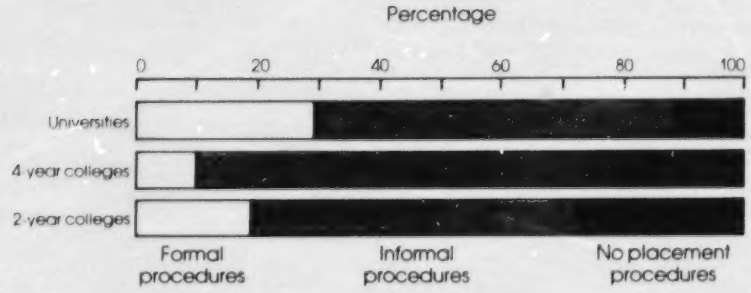
Off-campus Rental Housing Placement

Control and Type of Institution	Percentage of Institutions Offering Formal Procedures	Informal Procedures	No Assistance
All institutions	13	66	21
Public institutions	16	64	20
Private institutions	12	67	21
Universities	29	60	11
Four-year colleges	10	70	20
Two-year colleges	19	54	27

it is the universities that appear to offer the most assistance to students seeking off-campus housing. This effort by the universities may be a response to limited on-campus housing and the relative lack of off-campus housing at reasonable cost.

Figure 6

Percentage of Institutions Offering Off-campus Housing Assistance



Student Housing Priorities

Finally, the survey asked respondents to identify the one student housing facilities need that would have the greatest priority during the next two years. The four options were:

1. Energy conservation for existing student housing facilities
2. Construction of new student housing facilities
3. Substantial rehabilitation of existing student housing facilities
4. Acquiring existing structures for use as student housing facilities.

Two-fifths of all institutions indicated that rehabilitation was their greatest priority, and energy conservation was top-rated by nearly 30 percent. In contrast, acquiring more buildings for student housing use was cited by fewer than 5 percent of the respondents.

Table L shows these priorities by type and by control of institution. Rehabilitation was the highest priority of the largest proportion of all types of institutions--universities, four-year colleges, and two-year colleges. A slightly greater percentage of public institutions reported a higher priority for new construction and for greater energy conservation than for rehabilitation. In the private sector, nearly half (46 percent) of the institutions identified rehabilitation as the greatest student housing priority. Slightly more than one-quarter so rated energy conservation, and about one-sixth noted that new construction would have the greatest priority.

Table I

Reported Student Housing Priorities
(In percentages.)

Control and Type of Institution	Rehabilitation	Energy Conservation	New Facilities	Acquisition	Other
All institutions	40	29	21	4	6
Public institutions	27	32	29	2	9
Private institutions	46	28	17	4	5
Universities	39	29	20	7	6
Four-year colleges	42	31	20	2	6
Two-year colleges	34	24	26	8	9

Conclusions

Two-thirds of the colleges and universities provide residential facilities for at least some of their students. The cost in fiscal year 1981 was approximately two and one-half billion dollars, representing about 5 percent of the current funds expenditures of those institutions that provided such housing. The total replacement value of the nation's entire collegiate physical plant at these "student housing institutions" amounted to $125 billion, of which about one-quarter was attributed to student housing. Indebtedness on the housing segment of the physical plant amounted to $6.5 billion.

Nearly seven out of every eight applicants for housing were accommodated by the institutions, although this percentage varied both by control and type of institution. Nationally, student housing facilities were nearly filled. The occupancy rate for all institutions was 97 percent, and at universities, occupancy slightly exceeded the design capacity. Although institutions reported some students housed in substandard facilities, the proportion was only one percent nationally.

Student housing, in theory, is provided "at cost." The average charge to the single student for nine months of occupancy is slightly less than the average per occupant cost to the institution when national data are used as the basis for calculation. On the average, the private institutions have higher average monthly charges for housing than public institutions.

Off-campus rental housing was more expensive than institutionally controlled housing by about forty percent nationally. This relatively high cost was a condition cited by more than one-third of the institutions as affecting their campuses. But off-campus housing is considered an important part of the higher education picture; 30 percent of the institutions reported that there was not enough of it available for those students who wanted it.

Finally, the rehabilitation of existing facilities was cited as the highest priority for the next two years by the largest proportion of respondents--four out of ten, and energy conservation at nearly three out of ten institutions. The construction of new housing facilities was considered the highest priority at only one-fifth of the colleges and universities.

The relatively high ratio of students housed to applicarts for housing, the high occupancy rates, and the small percentage of individuals in housing classed "substandard" may be interpreted as indicating careful management of this multibillion dollar plant. That 70 percent of the institutions have rehabilitation and energy conservation as priorities for student housing indicates a change from past decades, when institutions were planning for massive increases in the number of students housed. Even in this era of retrenchment, however, a substantial 20 percent of the institutions report their top priority to be new facilities.

For student housing today, as for higher education in general, changing conditions require that planners husband the resources available to them as imaginatively as possible so that housing facilities remain fully serviceable over the coming years.

Detailed Statistical Tables

Note: In the following tables, detail may not sum to totals because of rounding.

Table 1

Number and Percentage of Institutions
with Student Housing, Fall 1980

Control and Type of Institution	All Institutions	Institutions with Student Housing	
		Number	As a Percentage of All Institutions
All institutions	3,037	2,075	68
Universities	186	183	98
Four-year colleges	1,705	1,480	87
Two-year colleges	1,146	411	36
Public institutions	1,432	657	46
Universities	112	110	98
Four-year colleges	420	341	81
Two-year colleges	900	206	23
Private institutions	1,605	1,417	88
Universities	74	73	99
Universities	74	73	99
Four-year colleges	1,285	1,139	89
Two-year colleges	246	205	83

Table 2

Applications and Placement in Housing as a Percentage of Full-time Enrollment, by Control and Type of Institution, Fall 1980

Control and Type of Institution	Housing Applications as a Percentage of Full-time Enrollment	Students Placed in Housing as a Percentage of	
		Housing Applications	Full-time Enrollment
All institutions	46	85	39
Universities	40	84	33
Four-year colleges	51	87	45
Two-year colleges	43	75	32
Public institutions	38	83	32
Universities	36	86	31
Four-year colleges	43	79	34
Two-year colleges	28	86	24
Private institutions	61	88	53
Universities	53	79	42
Four-year colleges	62	95	59
Two-year colleges	76	66	50

Table 3

Capacity, Use, and Condition of Institutionally Controlled Student Housing, by Control and Type of Institution, Fall 1980

Control and Type of Institution	Total Occupancy		Occupancy of Substandard Housing	
	(in 000's)	As a Percentage of Design Capacity	Number	As a percentage of Total Occupants
All institutions	2,380	97	24,425	1.0
Universities	918	101	1,495	.5
Four-year colleges	1,294	95	18,734	1.4
Two-year colleges	168	95	1,496	.9
Public institutions	1,327	99	9,602	.7
Universities	676	101	1,596	.2
Four-year colleges	559	97	7,917	1.4
Two-year colleges	91	95	189	.2
Private institutions	1,053	95	14,823	1.4
Universities	242	101	2,599	1.1
Four-year colleges	734	94	10,917	1.5
Two-year colleges	77	94	1,307	1.7

Table 4

Percentage of Occupants by Marital Status, Type of Housing (Owned or Leased), and Control and Type of Institution, Fall 1980

Control and Type of Institution	Percentage of Occupants Who Are		Percentage of Occupants in Institutionally	
	Single	Married	Owned Housing	Leased Housing
All institutions	92	8	98	2
Universities	86	14	98	2
Four-year colleges	96	4	98	2
Two-year colleges	91	9	98	2
Public institutions	89	11	99	1
Universities	84	16	99	1
Four-year colleges	95	5	99	1
Two-year colleges	84	16	99	1
Private institutions	96	4	97	3
Universities	93	7	97	3
Four-year colleges	97	3	97	3
Two-year colleges	100	0	96	4

Table 5

Monthly Charges for Student Housing, by Students' Marital Status, Type of Housing, and Control and Type of Institution, Fall 1980

Control and Type of Institution	Single Students			Married Students		
	Institutionally		Off-campus	Institutionally		Off-campus
	Owned Housing	Leased Housing	Rental Housing	Owned Housing	Leased Housing	Rental Housing
All institutions	$104	$135	$147	$162	$203	$218
Universities	117	137	170	190	192	268
Four-year colleges	105	135	147	158	208	210
Two-year colleges	98	132	133	120	*	212
Public institutions	97	107	141	149	201	237
Universities	102	116	158	168	201	257
Four-year colleges	97	102	142	147	*	227
Two-year colleges	96	100	130	120	*	240
Private institutions	108	141	151	173	203	203
Universities	140	155	186	242	187	288
Four-year colleges	107	140	149	163	208	201
Two-year colleges	100	139	138	*	*	163

* No data reported in this category.

Table 6

Current Funds Expenditures and Student Housing Expenditures,
by Control and Type of Institution,
Fiscal Year 1980-81

Control and Type of Institution	Total Current Funds Expenditures (CFX)	Student Housing Expenditures (SHX)					
		Total		For Operations & Maintenance		For Utilities	
		Amount	As a Percentage of CFX	Amount	As a Percentage of Total SHX	Amount	As a Percentage of Total SHX
All institutions	$53,148	$2,566	5	$1,086	42	$473	18
Universities	29,749	1,182	4	448	38	206	17
Four-year colleges	21,255	1,248	6	590	47	244	20
Two-year colleges	2,143	136	6	48	35	23	17
Public institutions	32,310	1,517	5	543	36	245	16
Universities	19,386	835	4	291	35	139	17
Four-year colleges	11,512	599	5	234	39	96	16
Two-year colleges	1,412	82	6	18	22	11	13
Private institutions	20,837	1,049	5	542	52	228	22
Universities	10,364	346	3	157	45	67	19
Four-year colleges	9,743	649	7	356	55	148	23
Two-year colleges	*	*	*	*	*	*	*

Note: Dollar figures are in millions; data describe only those institutions with student housing. Totals for CFX and SHX include mandatory transfers.

* Estimates are not shown because of the small number of Panel institutions in the cell and their low response rate to this item.

Table 7

Book Value and Replacement Value of Physical Plant,
by Control and Type of Institution,
Fiscal Year 1980-81

Control and Type of Institution	Book Value			Replacement Value		
	Total	Student Housing		Total	Student Housing	
		Amount	As a Percentage of Total		Amount	As a Percentage of Total
All institutions	$53,172	$12,563	24	$126,936	$31,041	25
Universities	25,096	4,879	19	61,596	12,834	21
Four-year colleges	25,528	6,971	27	59,568	16,728	28
Two-year colleges	2,548	712	28	5,772	1,479	26
Public institutions	31,957	6,786	21	76,602	17,542	23
Universities	17,324	3,356	19	42,829	9,350	22
Four-year colleges	12,878	3,082	24	29,909	7,490	25
Two-year colleges	1,755	347	20	3,865	702	18
Private institutions	21,215	5,777	27	50,334	13,499	27
Universities	7,772	1,523	20	18,767	3,484	19
Four-year colleges	12,651	3,889	31	29,659	9,238	31
Two-year colleges	*	*	*	*	*	*

Note: Dollar figures are in millions; data describe only those institutions with student housing.

* Estimates are not shown because of the small number of Panel institutions in the cell and their low response rate to this item.

Table 8

Student Housing Renewal and Replacement Funds
by Control and Type of Institution,
Fiscal Year 1980-81

Control and Type of Institution	Number of Institutions with Student Housing	Number of Institutions Reporting Renewal and Replacement Funds	Renewal and Replacement Funds	
			Total (in millions of dollars)	Per Occupant
All institutions	2,074	1,019	$450	$413
Universities	183	117	206	436
Four-year colleges	1,480	728	207	377
Two-year colleges	411	174	36	553
Public institutions	657	383	287	433
Universities	110	75	155	436
Four-year colleges	341	202	107	402
Two-year colleges	206	106	25	618
Private institutions	1,417	636	163	383
Universities	73	42	51	438
Four-year colleges	1,139	525	100	354
Two-year colleges	205	*	*	*

* Estimates are not shown because of the small number of Panel institutions in the cell and their low response rate to this item.

Table 9

Physical Plant Indebtedness and Payments on Principal,
by Control and Type of Institution,
Fiscal Year 1980-81

Control and Type of Institution	Amount Owed, Beginning of FY 1981			Payments on Principal during FY 1981		
	Total Plant	Student Housing		Total Plant	Student Housing	
		Amount	As a Percentage of Total		Amount	As a Percentage of Total
All institutions	$13,706	$6,527	48	$661	$232	35
Universities	6,699	2,754	41	354	96	27
Four-year colleges	6,421	3,390	53	268	121	45
Two-year colleges	585	383	65	39	16	41
Public institutions	7,534	3,862	51	344	138	40
Universities	4,181	1,939	46	205	66	32
Four-year colleges	3,025	1,714	57	120	64	53
Two-year colleges	328	209	64	19	8	41
Private institutions	6,172	2,665	43	317	94	30
Universities	2,158	815	32	149	29	20
Four-year colleges	3,396	1,677	49	149	56	38
Two-year colleges	*	*	*	*	*	*

Note: Dollar figures are in millions; data describe only those institutions with student housing.

* Estimates are not shown because of the small number of Panel institutions in the cell and their low response rate to this item.

Table 10

Off-campus Rental Housing Conditions,
by Control and Type of Institution, Fall 1981
(In percentages)

Off-campus Rental Housing Condition	Total				Public				Private			
	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges
(Number of institutions with student housing)	(2,075)	(183)	(1,480)	(411)	(657)	(110)	(341)	(206)	(1,417)	(73)	(1,139)	(205)
Percentage that reported:												
Cost of convenient and acceptable off-campus rental housing is not affordable for most students.	38	49	35	44	49	45	42	62	33	55	33	25
Not enough off-campus rental housing is available for those who want it.	30	37	28	31	41	31	40	50	24	45	25	13
Most off-campus rental housing is within 20 miles of the campus, but transportation conditions are poor.	27	22	28	25	39	21	47	36	21	25	22	13
Most off-campus rental housing in the local area is in generally unsafe areas or neighborhoods	4	11	4	0	5	9	6	0	4	13	4	0
Most off-campus rental housing in the local area is in substandard condition.	4	7	4	4	8	5	9	7	2	9	2	0
Most off-campus rental housing is over 20 miles from the campus. campus.	2	1	3	0	<1	1	0	0	3	2	4	0

Note: Multiple responses were permitted; therefore, totals may not sum to 100 percent.

Table 11

Off-campus Rental Housing Placement Procedures,
by Control and Type of Institution, Fall 1981
(In percentages.)

Type of Procedure	Total				Public				Private			
	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges
Formal procedures	13	29	10	19	16	27	14	13	12	32	9	24
Informal procedures	66	60	70	54	64	57	63	70	67	64	72	38
No assistance	21	11	20	27	20	16	23	17	21	4	19	38

Table 12

Student Housing Facilities Priorities,
by Control and Type of Institution, Fall 1981
(In percentages.)

Purpose Cited as Having Greatest Priority	Total				Public				Private			
	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges	All Institutions	Universities	4-year Colleges	2-year Colleges
(Number of institutions with student housing)	(2,075)	(183)	(1,480)	(411)	(657)	(110)	(341)	(206)	(1,417)	(73)	(1,139)	(205)
Percentage that reported:												
Substantial rehabilitation of existing housing	40	39	42	34	27	41	29	17	46	37	46	50
Energy conservation for existing housing	29	28	30	24	32	31	38	23	28	25	28	25
Construction of new housing	21	19	20	26	29	20	26	39	17	18	18	13
Acquiring existing structures for use as housing	4	7	2	8	2	2	2	2	4	14	2	13
Other	6	6	6	9	9	6	5	18	5	6	6	0

Note: Percentages may not sum to 100 percent because of rounding.

Appendix A: Survey Instrument

AMERICAN COUNCIL ON EDUCATION
ONE DUPONT CIRCLE
WASHINGTON, D. C. 20036

September 14, 1981

HIGHER EDUCATION PANEL
(202) 833-4757

Dear Higher Education Panel Representative:

Attached is Higher Education Panel survey #55, "An Assessment of College Student Housing and Physical Plant." Sponsored by the U.S. Department of Education, the survey seeks basic data concerning higher education's physical plant in general and student housing in particular.

There is growing concern about the adequacy and condition of higher education's physical plant. Despite the independence of today's students, there are reports that institutions are unable to provide student housing for all those desiring it. What many of us consider "newer construction" is approaching the quarter century mark, and there is concern that the deferred maintenance posture of numerous institutions may be taking a serious toll. This survey is designed to assess the demand for, the capacity of, and the condition of student housing facilities. It also contains questions concerning the value and operating costs of the physical plant in general.

Our field test survey indicates that questions 1 through 7 can be answered by your student housing office. The data requested in question 8 can best be obtained from your business office. As usual, however, we leave that judgment up to you.

Please understand that your institution's response will be protected to the maximum extent permissible by law. As with all our surveys, the data you provide will be reported in summary fashion only and will not be identifiable with your institution. This survey is authorized by the National Science Foundation Act of 1950, as amended. Although you are not required to respond, your cooperation is needed to make the results comprehensive, reliable, and timely.

Please return the completed questionnaire to us by October 9, 1981. A post paid preaddressed envelope is enclosed for your convenience. If you have any problems or questions, please do not hesitate to telephone us collect at (202) 833-4757.

Thank you for your assistance.

Sincerely,

Frank J. Atelsek

Frank J. Atelsek
Panel Director

OMB No. 3145-0009
Exp. 6-30-84

AMERICAN COUNCIL ON EDUCATION

Higher Education Panel Survey No. 55

AN ASSESSMENT OF COLLEGE STUDENT HOUSING AND PHYSICAL PLANT

1. Does your institution have institutionally controlled (owned or leased) student housing facilities?

( ) a. Yes. If yes, please answer the remaining items on the questionnaire.
( ) b. No. If no, you need not complete the remaining items. Go to page 4, fill in the contact person blanks and return the questionnaire.

2. **Student Housing Needs.**

Student Category	Number of Students: Single	Married	Total†
a. Full-time students enrolled in Fall 1980	_____	_____	( )
b. Students who applied to your institution for student housing for 1980–81	_____	_____	( )
c. Students placed in institutionally controlled (owned or leased) student housing	_____	_____	( )

†Report total only if separate data for the single and married categories are not available.

3. **Off-campus Rental Housing Placement.** Does your institution place or attempt to place students in off-campus rental housing (housing not controlled by the institution)? Check only one.

___ Yes, we have formal, systematic procedures that aid students in obtaining off-campus rental housing.
___ Yes, we assist students in obtaining off-campus rental housing in an informal manner, (bulletin boards, announcements, etc.)
___ No

4. **Capacity of Institutionally Controlled Student Housing.**

Type of Housing and Student	No. of individuals the housing was designed to accommodate	No. of individuals actually housed in Fall 1980: Total	In substandard housing*
a. Institutionally-owned student housing			
(1) for single students	_____	_____	_____
(2) for married students	_____ **	_____ **	_____ **
b. Institutionally-leased housing			
(1) for single students	_____	_____	_____
(2) for married students	_____ **	_____ **	_____ **

*Substandard housing is housing that can be documented as suffering from one or more of the following conditions:
a. Structurally unsafe (needs repairs to ceilings, floors, etc.)
b. Insufficient hot and cold running water
c. No usable flush toilets
d. No operational bathtub or shower
e. Unit considered unsafe by fire inspection report
f. Unit considered below standard by health inspection report

**Show total number of individuals, including spouse and children, whether or not they are students.

5. **Charges for Student Housing.** Please estimate the average monthly charges for housing to students placed by your institution in Fall 1980.

If your institution uses a comprehensive fee that combines room and board, please exclude board charges; estimate and report *only that portion attributable to student housing.*

NOTE that we are asking for *average monthly* charges, not for annual or term figures. If, for example, you have readily available the average annual charges for housing, and your institution is on the standard 9-month (approximately) academic year calendar, divide the annual charges by 9 to arrive at the estimated monthly figure and report it below.

Type of Student	Estimated average MONTHLY charge for Institutionally-owned housing	Institutionally-leased housing	Off-campus rental housing
a. Single students	$ _____	$ _____	$ _____
b. Married students	$ _____	$ _____	$ _____

6. **Off-campus Rental Housing Conditions.** Listed below are six conditions related to off-campus rental housing. For which can you *show a clear indication* that they affect the off-campus rental housing situation at your institution? Check all that apply.

( ) a. Most off-campus rental housing in the local area is in substandard condition, as defined in question 4.
( ) b. Most off-campus rental housing in the local area is in generally unsafe areas or neighborhoods.
( ) c. There is not enough off-campus rental housing for those students who want it.
( ) d. Most off-campus rental housing is over 20 miles away.
( ) e. Most off-campus rental housing is within 20 miles, but transportation conditions are poor.
( ) f. The cost of convenient and acceptable off-campus housing is not affordable for most students.
g. If you desire to explain any of the above conditions as they relate to your institution, please comment here.

7. **Student Housing Facilities Priorities.** In light of your institution's situation regarding student housing, which of the following purposes has the greatest priority at your institution over the next two years? Check only one.

( ) a. Energy conservation for existing student housing facilities
( ) b. Construction of new student housing facilities
( ) c. Substantial rehabilitation of existing student housing facilities
( ) d. Acquiring existing structures for use as student housing facilities
( ) e. Other purposes; please specify

8. **Financial Data.** Please provide the following financial information for the fiscal year ending in 1981. Follow HEGIS financial data definitions. Line numbers in parentheses refer to the HEGIS financial questionnaire. Show amounts in whole dollars.

a. **Current Funds (HEGIS, Part B)**

(1) Total Current Funds Expenditures and Mandatory Transfers (HEGIS, line B19) $ _____

(2) Operations and Maintenance of Plant expenditures for educational and general purposes (HEGIS line B8) $ _____

(3) Utilities expenditures for educational and general purposes $ _____

(4) Total *student housing* expenditures and mandatory transfers $ _____

(5) Operations and Maintenance of Plant expenditures for *student housing only* $ _____

(6) Utilities expenditures for *student housing only* $ _____

b. **Physical Plant Assets and Indebtedness (HEGIS, Parts C & D)**

Type of Financial Data	Amount: Total	Amount: For institutionally controlled student housing
(1) Book value of buildings (do *not* include land value) (HEGIS, line C2, col. 2)	$ _____	$ _____
(2) Replacement value (HEGIS, line C2, col. 6)	$ _____	$ _____
(3) Funds for renewal and replacement as of the end of the fiscal year	$ _____	$ _____
(4) Indebtedness of physical plant		
(a) Amount owed on principal at beginning of fiscal year (HEGIS, line D1)	$ _____	$ _____
(b) Payments made on principal during the year (HEGIS, line D3)	$ _____	$ _____

Thank you for your assistance. Please return this form by *October 9, 1981* to:

Higher Education Panel
American Council on Education
One Dupont Circle Suite 829
Washington, DC 20036

Please keep a copy of this survey for your records.

Person completing form:

Name _____

Dep't. _____

Phone _____

If you have any questions or problems, please call the HEP staff collect at (202) 833-4757

Appendix B

Technical Notes

Weighting

Data from responding Panel institutions were statistically adjusted to represent the national population of institutions that have institutionally controlled (owned and/or leased) student housing. All 760 Panel institutions were included in the survey, and responses were obtained from 638. Of these, 407 indicated that they had student housing. The following table shows the weighting design, including the estimated population, the total number of respondents, and the number of repondents that had institutionally controlled student housing.

The weighting technique used was the standard one employed for full Panel surveys. Data received from Panel members were adjusted for item and institutional nonresponse within each cell. Then institutional weights were

Table B-1

Stratification Design

Cell	Type of Institution	Population	Respondents	
			Total	with Student Housing
	Total	3,037	638	407
01	Public universities	112	104	102
02	Private universities	75	54	53
03	Public medical schools	30	25	14
04	Public black four-year colleges FTE >3,000	13	10	7
05	Public nonblack four-year colleges FTE >8,750	107	76	57
06	Private medical schools	18	13	6
07	Private nonblack four-year colleges FTE >8,750	13	6	6
08	Public two-year colleges FTE >8,750	36	31	0
09	Public four-year colleges FTE 3,700 - 8,750	77	35	32
10	Public four-year colleges FTE <3,700	193	30	23
11	Private four-year colleges FTE 2,000 - 8,750	134	31	30
12	Private four-year colleges FTE 1,000 - 1,999	280	31	29
13	Private four-year colleges FTE <1,000	839	26	20
14	Public two-year colleges FTE 5,100 - 8,750	62	36	1
15	Public two-year colleges FTE 3,260 - 5,100	104	40	1
16	Public two-year colleges FTE 1,600 - 3,260	177	39	8
17	Public two-year colleges FTE <1,600	521	40	10
18	Private two-year colleges	246	11	8

applied to bring Panel data up to estimates representative of the national population.

Comparison of Respondents and Nonrespondents

Table B-2 compares survey respondents and nonrespondents against several variables. Higher-than-average response rates were recorded for universities and two-year colleges in the public sector, for institutions in the South and West, and for large institutions. Private institutions, those in the East and those with FTE enrollments of less than 1,000 had lower than average response rates.

Reliability of Survey Estimates

Because the statistics presented in this report are based on a sample, they will differ somewhat from the figures which would have been obtained if a

Table B-2

Comparison of Respondents and Nonrespondents
(In percentages.)

Institutional Characteristics	Respondents (N=638)	Nonrespondents (N=122)	Response Rate
Total	100.0	100.0	83.9
Control			
Public	73.2	44.3	89.6
Private	26.8	55.7	71.5
Type and control			
Public universities	16.3	4.9	94.5
Private universities	8.5	13.9	76.1
Public four-year colleges	27.6	29.5	83.0
Private four-year colleges	16.8	37.0	70.4
Public two-year colleges	29.1	9.0	94.4
Private two-year colleges	1.7	5.7	61.1
Region			
East	24.6	39.6	76.6
Midwest	24.6	24.0	84.4
South	29.6	21.5	87.9
West	21.2	14.9	88.2
Total undergraduate full-time equivalent enrollment (1976)			
Less than 1,000	17.9	35.3	72.6
1,000 - 4,999	40.1	40.1	83.9
5,000 and above	42.0	24.6	89.9

complete census had been taken using the same survey instrument, instructions, and procedures. As in any survey, the results are also subject to reporting and processing errors and errors due to nonresponse. To the extent possible, these types of errors were kept to a minimum by methods built into the survey procedures.

The standard error is primarily a measure of sampling variability--that is, the variations that might occur by chance because only a sample of the institutions is surveyed. The chances are about 68 out of 100 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 90 out of 100 that it would be less than 1.65 times the standard error; about 95 out of 100 that it would be less than 1.96 times the standard error; and about 99 out of 100 that it would be less than 2.5 times as large. Thus, knowing the standard error permits us to specify a range within which we can have a stated confidence that a given estimate would lie if a complete census, rather than a sample survey, had been conducted. As an example, refer in table B-3 to the estimated number of single students housed in institutionally owned facilities at all institutions (line 1b). The 90 percent confidence interval for that item is plus or minus 98,000. Thus, chances are about 90 out of 100 that a complete census would show the number of such students would be more than 2,052,000 and less than 2,248,000.

Table B-3 shows 90 percent confidence intervals of selected survey items for all institutions and for public and private institutions separately.

Table B-3

Ninety Percent Confidence Intervals for Selected Survey Estimates by Control of Institution

Item	All Institutions		Public Institutions		Private Institutions	
	Estimate	Confidence Intervals (+ or -)	Estimate	Confidence Intervals (+ or -)	Estimate	Confidence Intervals (+ or -)
Institutionally owned single student housing (in thousands of students)						
a. Design capacity*	2,208	107	1,173	51	1,035	94
b. Occupancy*	2,150	98	1,166	49	985	86
Monthly charges for institutionally owned single student housing	$104	15	$97	42	$108	11
Expenditures & mandatory transfers for student housing (in thousands of dollars)	$2,565,572	135,345	$1,516,882	87,963	$1,048,690	102,864
Expenditures for operation and maintenance of student housing (in thousands of dollars)	$1,085,553	72,832	$543,352	38,565	$542,201	61,785
Replacement value of institutionally owned student housing (in thousands of dollars)	$31,041,073	2,216,831	$17,542,412	685,603	$13,498,661	2,108,148
Payments made during FY 1981 on the principal for institutionally owned student housing (in thousands of dollars)	$232,063	17,514	$138,340	12,697	$93,723	12,063

* The estimates on this line vary slightly from those shown in the detailed tables because the latter show totals for single and married students in institutionally owned and leased facilities.

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